

**Council Chambers, Municipal Building, Baraboo, Wisconsin**  
**Tuesday, January 22, 2019 – 7:00 p.m.**

Mayor Palm called the regular meeting of Council to order.

Roll call was taken.

Council Members Present: Wedekind, Kolb, Plautz, Sloan, Petty, Alt, Zolper, Thurow

Council Members Absent: Ellington

Others Present: Chief Schauf, Clerk Zeman, Adm. Geick, Atty. Truman, M. Hardy, T. Pinon, members of the Baraboo Cub Scout Pack 377, members of the press and others.

The Pledge of Allegiance was led by Baraboo Cub Scout Pack 377 chartered by St. Paul's Church.

Moved by Alt, seconded by Wedekind and carried to approve the minutes of January 8, 2019.

Moved by Wedekind, seconded by Sloan and carried to approve the agenda.

**Compliance with the Open Meeting Law was noted.**

**PUBLIC HEARING** – The Mayor announced that this is the published date and time to hear public comment concerning:

- An Amendment to the City's Zoning Code – Sections 17.20 through 17.35 of the City of Baraboo Code of Ordinances to regulate Conditional Uses in each respective zoning district.

No one spoke and the Mayor closed this public hearing.

- An Amended General Development Plan/Specific Implementation Plan of Oak Park Place for a Planned Unit Development for property located at 800 Waldo Street in order to add two Independent Living units to the existing senior living facility.

No one spoke and the Mayor closed this public hearing.

**PUBLIC INVITED TO SPEAK** – No one spoke.

**MAYOR'S BUSINESS**

- The Mayor congratulated Mike Pate on his 5<sup>th</sup> anniversary as mechanic with the City of Baraboo. Congratulations Mike!
- The Mayor announced the resignation of Alderperson Michael Zolper and the succession plan.

**CONSENT AGENDA**

**Resolution No. 18-116**

THAT the Accounts Payable, in the amount of \$980,693.28 as recommended for payment by the Finance/Personnel Committee, be allowed and ordered paid.

Moved by Kolb, seconded by Wedekind and carried that the Consent Agenda be approved-8 ayes.

**NEW BUSINESS**

**Resolutions:****Resolution No. 18-117**

THAT the proposal from MSA Professional Services to provide a Needs Assessment Study for the Campbell Park Swimming Pool in the amount of \$17,900 be accepted as proposed and that a contract for services be entered into for such services.

Moved by Alt, seconded by Sloan and carried that **Resolution No. 18-117** be approved-8 ayes.

**Ordinances:**

Moved by Wedekind, seconded by Kolb and carried unanimously to approve the 1<sup>st</sup> reading of **Ordinance No. 2509** amending §17.20 through §17.35 of the City of Baraboo Code of Ordinances to regulate Conditional Uses in each respective zoning district.

THE COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN, DO  
ORDAIN AS FOLLOWS:

**17.20 R-1 SINGLE FAMILY**

**RESIDENTIAL DISTRICT.** (1652  
09/14/92, 2446 08/23/16)

- (1) **PURPOSE.** The R-1 Single Family Residential District is established to protect the integrity of the residential areas by prohibiting incursion of incompatible residential and nonresidential uses, maintain compact residential development around existing urban-residential areas, and locate only sewerred, one-family residences. This district is for low-density residential use.

...

- (4) **CONDITIONAL USES.**
- (a) Churches.
  - (b) Community Living Arrangements.
  - (c) Home Occupations
  - (d) Nursery, elementary and secondary schools; whether public, private or parochial.
  - (e) Parks or playgrounds.
  - (f) Professional Home Offices
  - (g) Swimming pools with accessory structure.
  - (h) A non-profit charitable or civic organization clubhouse. (1910 07/08/97)
  - (i) Adult Day Care Center.

(1913 07/22/97)

- (j) Short-term rental dwelling.  
(2446 08/23/16)

**17.20AR-1A SINGLE FAMILY**

**RESIDENTIAL DISTRICT.** (2148  
04/13/04, 2446 08/23/16)

- (1) **PURPOSE.** The R-1A Single family Residential District is established to protect the integrity of the residential areas by prohibiting incursion of incompatible residential and nonresidential uses, to maintain compact residential development around the existing urban-residential areas, to locate this zone in areas without a severe soil limitation, and to locate only sewerred residences of one (1) family. This district is for low-density residential use.

...

- (4) **CONDITIONAL USES.**
- (a) Churches.
  - (b) Community Living Arrangements.
  - (c) Home occupations.
  - (d) Nursery, elementary and secondary schools; whether public, private or parochial.

- (e) Parks or playgrounds.
- (f) Professional home offices.
- (g) Swimming pools with accessory structure.
- (h) A non-profit charitable or civic organization clubhouse.
- (i) Adult Day Care Center.
- (j) Two-Flat Dwellings and Two-Family Dwellings, except as provided in (2)(b), above). (2269 11/27/07)
- (k) Side-by-side single family attached dwellings. [See §17.37(9)] (2257 05/22/07)
- (l) Schools – public, private, or parochial; including, but not limited to, nursery, elementary, middle, and high schools; technical schools; colleges, and universities. (2305 05/26/2009, 2355 03/22/2011)
- (m) Swimming pools with accessory structure. (2355 03/22/2011)
- (n) A non-profit charitable or civic organization clubhouse. (2355 03/22/2011)
- (o) Adult Day Care Center. (2355 03/22/2011)
- (p) Two-flat dwellings and two-family dwellings. (2355 03/22/2011)
- (q) Side-by-side single family attached dwellings. [See §17.37(9)] (2355 03/22/2011)
- (r) Short-term rental dwelling. (2446 08/23/16)

#### **17.21 R-2 TWO FAMILY**

**RESIDENTIAL DISTRICT.** (1652 01/15/92, 2250 04/10/07, 2446 08/23/16)

- (1) **PURPOSE.** The R-2 One and Two Family Residential District is established to protect the integrity of the residential areas by prohibiting incursion of incompatible residential and nonresidential uses, to maintain

compact residential development around the existing urban-residential areas, to locate this zone in areas without a severe soil limitation, and to locate only sewerer residences of one (1) or two (2) families. This district is for low density residential use.

#### **(4) CONDITIONAL USES.**

- (a) Bed-and-breakfast establishments.
- (b) Churches.
- (c) Community Living Arrangements.
- (d) Home occupations.
- (e) Parks or playgrounds.
- (f) Professional home offices.
- (g) Side-by-side single family attached dwellings. [See §17.37(9)] (2257 05/22/07)
- (h) Short-term rental dwelling. (2446 08/23/16)

#### **17.22 R-3 THREE- AND FOUR-FAMILY RESIDENTIAL DISTRICT.** (1652 09/14/92, 2250 04/10/07, 2446 08/23/16)

- (1) **PURPOSE.** The R-3 One through Four Family Residential District is established to protect the integrity of the residential areas by prohibiting incursion of incompatible nonresidential uses, to maintain compact residential development around the existing urban-residential areas, to locate this zone in areas without a severe soil limitation for urban development with public sewers, and to locate residences of one through four families. This district is for medium-density residential use. It is appropriate to use this district as a transitional land use between low- and high-density residential districts, and residential and commercial districts.

- (4) **CONDITIONAL USES.**
- (a) Bed-and-breakfast establishments.
  - (b) Cemeteries, crematoriums, and funeral homes.
  - (c) Churches.
  - (d) Clinics.
  - (e) Colleges or universities.
  - (f) Community centers.
  - (g) Community Living Arrangements.
  - (h) Golf Courses
  - (i) Home occupations.
  - (j) Hospitals and nursing homes.
  - (k) Libraries.
  - (l) Licensed day care services for 9 to 20 children. (1880 08/13/96)
  - (m) Museums.
  - (n) Nursery, elementary and secondary schools, whether public, private or parochial.
  - (o) Parks or playgrounds.
  - (p) Professional home offices.
  - (q) Schools.
  - (r) Swimming pools with accessory structure.
  - (s) A non-profit charitable or civic organization clubhouse. (1910 07/08/97)
  - (t) Adult Day Care Center. (1913 07/22/97)
  - (u) Parking lot serving a permitted use on an adjoining property. (2087 07/23/02)
  - (v) Side-by-Side single family attached dwellings. [See §17.37(9)] (2257 05/22/07)
  - (w) Short-term rental dwelling. (2446 08/23/16)

**17.23 R-4 FOUR- THROUGH TWELVE-FAMILY RESIDENTIAL DISTRICT.** (1652 09/14/92, 1868 05/14/96, 1980 07/27/99, 2446 08/23/16)

- (1) **PURPOSE.** The R-4 Four through Twelve Family

Residential District is established to provide for high-density residential areas by providing for higher dwelling-unit-per-acre development. This district is also provided to serve as a buffer between residential and commercial and/or light industrial land uses. This district should be located in areas without a severe soil limitation for urban development with public sewers, and to locate residential developments of four through twelve family residential dwelling units.

- (4) **CONDITIONAL USES.**
- (a) Bed-and-breakfast establishments.
  - (b) Cemeteries, crematoriums, and funeral homes.
  - (c) Churches.
  - (d) Clinics.
  - (e) Colleges or universities.
  - (f) Community centers.
  - (g) Community Living Arrangements.
  - (h) Fraternities and sororities.
  - (j) Governmental buildings.
  - (j) Home occupations.
  - (k) Hospitals, nursing homes.
  - (l) Libraries.
  - (m) Licensed day care services for 9 to 15 children.
  - (n) Lodging houses.
  - (o) Museums.
  - (p) Nursery, elementary and secondary schools, whether public, private or parochial.
  - (q) Parks or playgrounds.
  - (r) Professional home offices.
  - (s) Schools.
  - (t) Swimming pools with accessory structure.
  - (u) A non-profit charitable or civic organization clubhouse. (1910 07/08/97)
  - (v) Adult Day Care Center.

- (1913 07/22/97)
- (w) Short-term rental dwelling.  
(2446 08/23/16)

**17.24 R-5 THIRTEEN-FAMILY AND  
UP RESIDENTIAL DISTRICT.**

(1652 09/14/92, 2446 08/23/16)

- (1) **PURPOSE.** The R-5 Thirteen Family and Up Residential District is established to provide for high-density residential areas by providing for higher dwelling-unit-per-acre development. This district is also provided to serve as a buffer between lower density residential and commercial and/or light industrial land uses. This district should be located in areas without a severe soil limitation for urban development with public sewers, and to locate residential building developments of thirteen or more residential dwelling units.

- (4) **CONDITIONAL USES.**
  - (a) Bed-and-breakfast establishments.
  - (b) Cemeteries, crematoriums, and funeral homes.
  - (c) Churches.
  - (d) Clinics.
  - (e) Colleges or universities.
  - (f) Community centers.
  - (g) Community Living Arrangements.
  - (h) Fraternities and sororities.
  - (i) Governmental buildings.
  - (j) Home occupations.
  - (k) Hospitals, nursing homes.
  - (l) Libraries.
  - (m) Licensed day care services for 9 to 15 children.
  - (n) Lodging houses.
  - (o) Museums.
  - (p) Nursery, elementary and secondary schools; whether public, private or parochial.
  - (q) Parks or playgrounds.
  - (r) Professional home offices.

- (s) Schools.
- (t) Swimming pools with accessory structure.
- (u) A non-profit charitable or civic organization clubhouse. (1910 07/08/97)
- (v) Adult Day Care Center. (1913 07/22/97)
- (w) Short-term rental dwelling.

**17.24A NRO, NEIGHBORHOOD  
RESIDENTIAL/OFFICE  
DISTRICT.** (2036 11/28/2000)

**PURPOSE.** This district is intended to permit high quality office and institutional land uses at an intensity comparable with the older portions of the City predominately developed with homes that are desirable to maintain, where traffic volumes and adjacent land uses dictate the transition of these areas to certain nonresidential uses. The desired neighborhood character of the development is attained through landscaping requirements and by restricting the maximum building size of all buildings within each instance of this District. A range of dwelling unit types may be allowed. Significant areas of landscaping are required in this district to ensure that this effect is achieved. In order to ensure a minimum of disruption to adjacent residential development, no development within this district shall take direct access to a local residential street or a residential collector street. This district is used to provide for the permanent protection of an area that preserves the original residential appearance, yet permits office and institutional land uses, and that ensures that the neighborhood character is maintained as long as the NRO District designation is retained, regardless of how much development occurs within that area.

- (1) **CONDITIONAL USES.**

- (a) Office.
- (b) Personal and Professional Services.
- (c) Passive Outdoor Public Recreation.
- (d) Active Outdoor Public Recreation.
- (e) Indoor Institutional.
- (f) Public Services and Utilities.
- (g) Bed and Breakfast Establishments.
- (h) Funeral Homes.
- (i) Churches.
- (j) Clinics.
- (k) Colleges or Universities.
- (l) Community Living Arrangements.
- (m) Home Occupations.
- (n) Hospitals and Nursing Homes.
- (o) Libraries.
- (p) Museums.
- (q) Nursery, Elementary, & Secondary Schools, whether public, private or parochial.
- (r) Parks or Playgrounds.
- (s) Professional Home Offices.
- (t) Schools.
- (u) Swimming Pools with Accessory Structure.
- (v) Non-Profit Charitable or Civic Organization Clubhouse.
- (w) Adult Daycare Center.

**17.25 MHP MANUFACTURED HOME (TYPE 1) PARK DISTRICT.** (1652 09/14/92, 1734 05/16/94)

- (1) **PURPOSE.** To provide for a licensed Manufactured Home Park for the placement of Manufactured Homes (TYPE 1) as a conditional use. This district is designed for medium density residential use. All sites shall be connected to the City's public sewer and water systems.

- (4) **CONDITIONAL USES.**
  - (a) Licensed Manufactured Home Parks of not less than five (5) acres for placement of Manufactured Homes (TYPE 1) and that satisfy the requirements of Subsection (5) to (10) hereof and the requirements of this Chapter regarding the regulation and licensing of Manufactured Home Parks.
  - (b) Licensed Day Care Home for nine or more persons.
  - (c) Non-commercial community buildings for social gatherings, emergency shelters laundry or similar common usage for the entire district.

**17.26 MH MANUFACTURED HOME (TYPE 1) SINGLE FAMILY RESIDENTIAL DISTRICT.** (1735 05/17/94)

- (1) **PURPOSE.** The MH Manufactured Home (TYPE 1) Single family Residential District is established to protect the integrity of the residential areas by prohibiting incursion of incompatible residential and non-residential uses, to maintain compact residential development around the existing urban-residential areas, to locate this zone in areas without a severe soil limitation, to allow TYPE 1 Manufactured Homes that meet this chapter's definition of a dwelling, and to locate only sewered one-family residences. Parcels of land in this District shall be platted for subdivision development in accordance with Chapter 18 of this Code with a design and intention of lots being conveyed by deed to individual

- owners for residential occupancy primarily for TYPE 1 Manufactured Homes.
- (4) **CONDITIONAL USES.**
- (a) Churches.
  - (b) Community living arrangements.
  - (c) Nursery, elementary and secondary schools, whether public, private or parochial.
  - (d) Parks or playgrounds.
  - (e) Swimming pools with accessory structure.
- (1722 03/01/94)
  - 3. Block twenty-eight, Lots 3 through 8, (1722 03/01/94)
  - 4. Block twenty-five, Lots 5 through 8, (1722 03/01/94)
  - 5. Block thirty-six, Lots 5 through 9, (1722 03/01/94)
  - 6. The west sixty feet of Lot 5, Block 21 (227 Fifth Avenue) (1831 09/12/95)

**17.27 B-1 CENTRAL BUSINESS**

**DISTRICT.** (1652 09/14/92; 2405 12/10/13)

- (1) **PURPOSE.** The B-1 Central Business District is established to provide for sewerage commercial activities only and to delineate areas appropriate for commercial uses which are oriented toward the Central Business District.
- (4) **CONDITIONAL USES**
- (a) Car wash establishments.
  - (b) Catering shops.
  - (c) Colleges or universities.
  - (d) Community centers.
  - (e) Dry cleaning stores.
  - (f) Dwelling for up to two families on the first floor provided that: (1) there is an existing building which was originally designed for residential use; and (2) the building is located only in the following areas in the City of Baraboo, formerly Adams:
    - 1. Block fourteen, Lots 7 through 12, (1722 03/01/94)
    - 2. Block twenty-two, Lots 2 through 4,
- (g) Funeral homes.
  - (h) Group development. (1983 07/27/99)
  - (i) Manufacturing and processing (in enclosed buildings) of jewelry, musical instruments, photographic printing, lithography, typesetting, and crafts.
  - (j) Public garages.
  - (k) Public passenger transportation terminals, except airports.
  - (l) Service stations.
  - (m) Tourism oriented, on-site manufacturing businesses (such as cheese, candy, glass, and gifts).
  - (n) Wholesale establishments.
  - (o) Residential dwelling units on the first floor of an existing building located within an area bounded by the Baraboo River on the north, Lynn Street on the south, Walnut Street on the west, and the alley to the east of Walnut Street on the east provided that there shall be a minimum of two off-street parking spaces per dwelling unit located on the same property where the building

is located and the spaces shall be constructed to meet the off-street parking requirements of the Baraboo Code. (1743 05/3/94).

- (p) A storage building that serves an existing permitted use. (2023 08/22/2000)
- (q) Gas Stations (2046 01/09/2001)
- (r) Day care centers. (2202 08/23/05)
- (s) Eating and drinking places, Type I and Type II, see (See §17.08 for Definition)
- (t) Hotels or motels
- (u) Laundry or dry cleaning facilities
- (v) Nightclubs
- (w) Pawnshops
- (x) Places of worship
- (y) Pool halls
- (z) Schools: professional, business, or technical
- (aa) Taverns
- (ab) Theaters
- (ac) Video rental stores

## **17.28 B-2 NEIGHBORHOOD BUSINESS DISTRICT.**

- (1) **PURPOSE.** The B-2 Neighborhood Business District is established to provide for sewered commercial activities having minimal visual and physical impacts on neighboring residences. These impacts include off-street parking, traffic flow and hazards, odors, hours of operation, and quality of life.

- (4) **CONDITIONAL USES.**
  - (a) Club houses or lodges.
  - (b) Commercial greenhouses.
  - (c) Copy shop.
  - (d) Gift shops.
  - (e) Group development. (1983 07/27/99)
  - (f) Home occupations.
  - (g) Laundromats.

- (h) Locksmiths.
- (i) Professional offices.
- (j) Shoe repair shops.
- (k) Tailors and dressmakers.
- (l) Convenience stores.
- (m) Eating establishments - TYPE 1 with drive-thru and/or pickup services.
- (n) Credit agencies.
- (o) Credit reporting and collection establishments.
- (p) Financial institutions.
- (q) Public administration facilities.
- (r) Tax return preparation establishments.
- (s) U.S. Postal Offices.
- (t) Antique and collector stores.
- (u) Automotive part stores.
- (v) Janitorial supplies.
- (w) Locksmiths.
- (x) Music stores.
- (y) Office equipment and supply stores.
- (z) Radio/TV repair shops.
- (aa) Sporting and athletic good stores.
- (ab) Video rental stores.
- (ac) Optical stores.
- (ad) Delicatessens.
- (ae) Civic, social and fraternal associations.
- (af) Schools (professional, business, technical).
- (ag) Reserved.

## **17.29 B-3 HIGHWAY-ORIENTED BUSINESS DISTRICT.** (2376 04/10/2012)

- (1) **PURPOSE.** The B-3 Highway-Oriented Business District is established to provide for sewered commercial activities oriented toward regional markets requiring highway exposure to the highway user or intended to service vehicles. The commercial activities require large lots for the buildings, off-street parking and future expansion. The

location of B-3 districts shall be in areas without a severe soil limitation.

- (4) **CONDITIONAL USES.** All uses, whether permitted or conditional, shall be considered conditional uses with the overlay zoning district as established in §17.36C of this Code of Ordinances. (2132 12/09/03, 2252 04/10/07, 2376 04/10/2012, 2445 08/23/16)
- (a) Colleges or universities.
  - (b) Group development. (1983 07/27/99)
  - (c) Public passenger transportation terminals, except airports and bus depots.
  - (d) Small Animal Veterinary Clinics. Provided such use shall not include on-site large animal work, or have outside animal runs, or have overnight boarding of animals except for medical reasons. (1804 04/11/95) See also § 17.08.

**17.30 I-1 INDUSTRIAL DISTRICT, ENCLOSED STORAGE.** (1652 09/14/95)

- (1) **PURPOSE.** The I-1 Industrial District, enclosed storage, is established to delineate areas to be used for industrial development and to delineate areas to be used for enclosed storage.
- (4) **CONDITIONAL USES.** All uses, whether permitted or conditional, shall be considered conditional uses with the overlay zoning district as established in §17.36C of this Code of Ordinances. (2237 09/26/06, 2252 04/10/07)
- (a) Any development within one thousand five hundred

(1,500) feet of the existing or proposed inter-change or turning lane rights of way of an existing or proposed freeway or expressway.

- (b) Animal hospitals and kennels with a 100-foot buffer zone to any other district.
- (c) Community centers.
- (d) Governmental buildings.
- (e) Group development. (1983 07/27/99)
- (f) Libraries.
- (g) Museums.
- (h) Public passenger transportation terminals, except airports.
- (i) Retail business directly related to the primary permitted industrial use. The retail space can be two percent (2%) total gross floor area but shall not exceed one thousand (1,000) square feet.
- (j) Travel agencies.
- (k) Any business or industry involving the above ground bulk storage of liquid petroleum or propane gas for on site use, or for sale or delivery. (1921 10/28/97)
- (l) Automobile service and repair facilities. (2237 09/26/2006)

**17.31 I-2 INDUSTRIAL DISTRICT.** (1652 09/14/92, 22524/10/2007)

- (1) **PURPOSE.** The I-2 Industrial District is established to delineate areas to be used for industrial development of the uses prescribed. (2243 11/28/2006)
- (4) **CONDITIONAL USES.** All uses, whether permitted or conditional, shall be considered conditional uses with the overlay

zoning district as established in §17.36C of this Code of Ordinances. (2252 04/10/07)

- (a) Community centers.
- (b) Governmental buildings
- (c) Group development. (1983 07/27/99)
- (d) Libraries.
- (e) Museums.
- (f) Salvage yards.
- (g) Any business or industry involving the above ground bulk storage of liquid petroleum or propane gas for on-site use or for sale or delivery. (1921 10/28/97)

**17.32 I-3 INDUSTRIAL/BUSINESS DISTRICT.** (1772 10/25/94, 2445 8/23/16)

- (1) **PURPOSE.** The I-3 Industrial/Business District is established to delineate those areas to be used for contemporary, professional and office like settings and contemporary industrial development, including light manufacturing, warehousing and other similar industrial uses.
- (4) **CONDITIONAL USES.**
  - (a) Animal hospitals and kennels with a 100-foot buffer zone to any other district
  - (b) Community centers
  - (c) Governmental buildings
  - (d) Group development (1983 07/27/99)
  - (e) Libraries
  - (f) Museums
  - (g) Penal and correctional institutions
  - (h) *Public passenger transportation terminals, except airports*
  - (i) Retail businesses, selling products manufactured,

produced or distributed from the principal industrial use, not exceeding 10 percent (10%) of total floor area of the permitted use

- (k) Self-service facility
- (l) Self Service storage facility

**17.32A I-4 PLANNED**

**INDUSTRIAL/BUSINESS DISTRICT** (1980 07/27/99, 2132 12/09/03, 2252 04/10/07)

- (1) **PURPOSE.** The I-4 Planned Industrial/Business District is established to delineate those areas to be used for contemporary, professional, and office-like settings, and contemporary industrial development, including light manufacturing, warehousing, and other similar industrial uses, and further including support commercial service uses for industry and businesses.
- (4) **CONDITIONAL USES** (2132 12/09/03; 2445 08/23/16)
  - (a) Community centers
  - (b) Government office buildings
  - (c) Group development (1983 07/27/99)
  - (d) Libraries
  - (e) Museums
  - (f) Retail businesses selling products manufactured, produced, or distributed from the principal industrial use not exceeding 10% of the total floor area of the permitted use
  - (g) Any business or industry involving the above ground bulk storage of liquid petroleum or propane gas for on-site use or for sale or delivery
  - (h) Group Development
  - (i) Self-service storage facility

(2247 02/13/2007; 2445  
08/23/16)

(5) PROHIBITED USES

- (a) Agricultural chemical manufacturing or processing plants, distribution facilities handling predominantly agricultural chemicals, storage facilities handling predominantly agricultural chemicals or bulk sale facilities
- (b) Asphalt products manufacturing or processing plants
- (c) Automobile car washes
- (d) Automobile service stations
- (e) Sauk building products manufacturing or processing plants involving bio-hazardous components
- (f) Cemeteries
- (g) Hazardous chemical manufacturing or processing plants, distribution facilities handling predominantly hazardous chemicals, storage facilities handling predominantly hazardous chemicals or bulk sale facilities
- (h) Dry cleaning establishments
- (i) Electronic circuit assembly plants
- (j) Electroplating plants
- (k) Exterminating shops
- (l) Feed lots
- (m) Foundries and forge plants
- (n) Garages -- for repair and servicing of motor vehicles, including body repair, painting or engine rebuilding
- (o) Highway salt storage areas
- (p) Industrial liquid waste storage areas
- (q) Junkyards and auto graveyards
- (r) Landfills or facilities for the treatment, storage or disposal of waste

- (s) Metal reduction and refinement plants
- (t) Mining operations (gravel pits)
- (u) Motor and machinery service and assembly shops
- (v) Paint products manufacturing
- (w) Petroleum products storage or processing
- (x) Plastics manufacturing, other than molding operations and assembly operations
- (y) Printing and publishing establishments which use non-biodegradable inks and/or volatile organic compounds
- (z) Pulp and paper manufacturing
  - (aa) Trucking terminals other than those used as on-site distribution centers
  - (ab) Animal shelters
  - (ac) Agricultural services
  - (ad) Amusement and recreation services
  - (ae) Automotive, implement and recreation vehicle sales
  - (af) Building supplies
  - (ag) Garden supplies
  - (ah) All non-taxable or tax-exempt properties (i.e. churches, schools, day care centers, etc.)
  - (ai) Single family
  - (aj) Two-family
  - (ak) Multi-family
  - (al) Boarding houses
  - (am) Mobile home dealers
  - (an) Contractors-building construction
  - (ao) Any other use prohibited in the I-3 Industrial/Business District

**17.33 A-1 AGRICULTURAL  
TRANSITIONAL DISTRICT.** (1502  
04/12/88)

sewer.)

- (1) PURPOSE. The A-1 Agricultural Transitional District is established to permit certain designated agricultural uses for an interim period of time until urban expansion causes the land to be developed into other uses.

(  
**17.34 A-2 AGRICULTURAL HOLDING DISTRICT.** (1502 04/12/88)

- (1) PURPOSE. The A-2 Agricultural Holding District is established to control urban sprawl by retaining agricultural land to provide for a minimum lot size of five (5) acres, and to locate low-density residential developments in areas without severe soil limitations for non-sewered residential development. *(City Atty. Note: See 18.02(8) for minimum lot size requirements for lots not served by public*

- (4) **CONDITIONAL USES.**
- (a) Animal hospitals and kennels with a 100-foot buffer from any residential district.
  - (b) Archery ranges.
  - (c) Bed-and-breakfast establishments.
  - (d) Commercial greenhouses.
  - (e) Driving ranges.
  - (f) Golf courses.
  - (g) Open air markets.
  - (h) Orchards.

**17.35 C-1 CONSERVANCY DISTRICT.** (1502 04/12/88, 1652 09/14/92)

- (1) PURPOSE. The C-1 Conservancy District is established to preserve designated lands for conservation purposes.

Moved by Sloan, seconded by Petty and carried unanimously to approve the 1<sup>st</sup> reading of **Ordinance No. 2510** amending Section 17.18(4)(d), Code of Ordinances, as follows:

**17.18 ESTABLISHMENT OF DISTRICTS AND INCORPORATION OF ZONING DISTRICT MAP**

- (4) DISTRICT BOUNDARIES AND MAP AMENDMENTS.

(d) Planned Unit Developments. The following Planned Unit Developments are approved and incorporated into the zoning map: 2019-01.

2. The attached General Development Plan / Specific Implementation Plan is approved as Planned Unit Development 2019-01.

**COMMITTEE OF THE WHOLE**

Moved by Petty, seconded by Sloan to convene as a Committee of the Whole to discuss Community

Development Block Grant (CDBG) funding, the CLOSE program and future grant funding under the CDBG program.

Adm. Geick explained that the Close Program is intended to close out the Community Development Block Grant (CDBG) fund. We have used these funds extensively. The City currently has approximately \$750,000 in outstanding loans. The recommended option for the Close Program is to submit our payment for the outstanding loans to the state and then re-submit for a project loan to get this money back. We would be using the funding we have available for the Lake Street project to pay off the smaller, outstanding loans and then submit to the State a project for Lake Street. The loan money, as it is paid back, would then be ours and we could determine how this money is to be used.

Ald. Kolb questioned using the bond money. Adm. Geick noted that they had consulted with bond counsel, Quarles and Brady and they have agreed that it's possible to do this. Ald. Kolb also questioned if it was guaranteed that we will get this money back. City Engineer T. Pinion explained that the state will have to approve our application before we submit the \$750,000. We have as much of an assurance as the state will offer that we get our money back.

Moved by Petty, seconded by Plautz to reconvene into regular session.

Moved by Sloan, seconded by Petty to approve the Close Program as presented.

#### **MAYOR, ADMINISTRATOR, AND COUNCIL COMMENTS**

Ald. Petty thanked Ald. Zolper for his service. He has been an exemplary alderperson and he appreciates all his time and effort and wishes him the best.

Police Chief M. Schauf reminds the residents of alternate side parking and asks that they obey the rules to assist in snow removal.

#### **REPORTS and MINUTES**

The City officially acknowledges receipt and distribution of the following:

**Monthly Reports for December, 2018 from** – Treasurer

#### **Minutes from the Following Meetings –**

**Finance/Personnel Committee – Dennis Thurow Committee Rm #205**

**January 8, 2019**

**Members Present:** Petty, Sloan, Thurow

**Absent:**

**Others Present:** Mayor Palm, E. Geick, E. Truman, B. Zeman, C. Haggard, T. Pinion

**Call Meeting to Order** – Ald. Petty called the meeting to order at 6:30 p.m. noting compliance with the Open Meeting Law.

Moved by Sloan, seconded by Thurow to approve the minutes of December 11, 2018. Motion carried unanimously. Moved by Sloan to approve the amended agenda, seconded by Thurow and carried unanimously.

#### **Action Items**

- a) **Accounts Payable** - Moved by Sloan, seconded by Thurow and carried unanimously to recommend to Council approval of the accounts payable for **\$7,066,726.65**
- b) **2019 Levy Special Assessments upon property at Lake Street (between Springbrook Dr. & Walnut St.) and Elizabeth Street (between 15<sup>th</sup> St. & 16<sup>th</sup> St.). Also, new curb and gutter at Lake Street (between Springbrook Dr. & Walnut St.).** T. Pinion explained this is solely to give notice of our intent to levy these special assessments. Moved by Sloan, seconded by Thurow and carried unanimously to recommend to Council. Motion carried unanimously.

#### **Informational Items**

- a) City Attorney's report on insurance claims – None.

**Adjournment** – Moved by Sloan, seconded by Thurow and carried to adjourn at 6:34pm.

**Copies of these meeting minutes are on file in the Clerk's office:**

UW-Campus Comm.	12-20-18	Public Arts	12-27-18
Ambulance	10-24-18	Ambulance Finance Ad-Hoc	10-24-18
CDA	12-04-18	CDA Exec. Comm.	12-04-18
CDA Finance	12-04-18		

**PETITIONS, AND CORRESPONDENCE**

· **Petitions and Correspondence Being Referred -**

**INFORMATIONAL ITEMS**

**ADJOURNMENT**

Moved by Kolb, seconded by Petty, and carried on voice vote, that the meeting adjourn at 7:24pm.

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Brenda Zeman, City Clerk